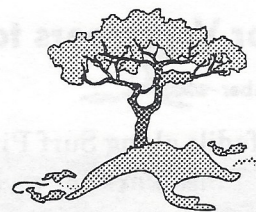




# Surf Pines Breeze

Newsletter of the Surf Pines Association



Vol. X, No. 3  
April 2004

## Progress on Security House



by Bill Barrons

### Inside this issue:

Call for Volunteers 2

Quick News 2

Revised Speeding Policy 4

New Residents 5

Opening the Gates 6

Adult Foster Care Home 6

Inquiring Minds 7

Letters 8

Within a few days, construction will begin on the new security house. Adair Homes will build the house, which includes 1,570 square feet of living space for the security staff and 130 square feet for an office for the association. Completion is expected before the Annual Meeting in August 2004.

The budget for the project has been revised to include cedar-shake siding on the house. Considerably more excavation than anticipated was required to prepare the site. And extensive re-landscaping is planned. But all is included in a budget that totals \$145,000 with an additional \$15,400 reserved for unanticipated expenses. The project is financed with \$70,400 in Association funds and a \$90,000 commercial loan from the Bank of Astoria.

The committee overseeing the project is chaired by Don Kruger and includes Gene Keever, Norma Keever, Loren Wohlgemuth, and Inarose Ries Zuelke.

Editors' note: Bill Barrons, Administrator, is the project manager for the construction of the security house.

## Wine-Tasting Party: You Are Invited



by Norma Keever

You are invited to the Surf Pines Wine-Tasting Party on Saturday, April 17, 2004, from 6:00 to 9:00 p.m.

Vince and Patty Williams, new residents, will host the party in their home at 89880 Ocean Drive.

The Community Relations Committee, which is sponsoring the party, asks that you join your neighbors in bringing a bottle of one or two of your favorite wines for others to taste and a heavy

hors d'oeuvre. (If you have a favorite hors d'oeuvre recipe that you would like to share, then please bring copies to trade with other cooks.)

Enjoy *new wines* with *new neighbors* and *old friends* at the Surf Pines Wine-Tasting Party.

Editors' note: With Bonny Groshong, Norma Keever co-chairs the Community Relations Committee.



## Call for Volunteers to Prepare Park for Picnics and Play

by Ken Weber

The daffodils along Surf Pines Lane demonstrate that spring is here. And spring is the time to prepare the Surf Pines Park for a year of picnics and play.

Volunteers are needed to help prepare the park. Please give your park two hours of your time on Saturday, April 17, 2004, from 10:00 a.m. to 12:00 noon. (Parents, bring your children. It's their park too.)

Members of the Park Committee will be present to supervise the work and work themselves. We will meet at the park at 10:00 a.m.—and finish by noon.

Editors' note: Ken Weber chairs the Park Committee, a subcommittee of the Roads and Grounds Committee.



## Quick News

### Next Annual Meeting

The next Annual Meeting of the Surf Pines Association, as announced by Michael Wilkin, President, is scheduled for Saturday, August 7, 2004, at 9:00 a.m. at the Astoria Golf and Country Club. Mark your calendar.

### Monthly Board Meeting

The monthly meeting of the Board of Directors—open to all members of the association—is held on the third Monday of each month at 4:00 p.m. in the Seaside Public Library.

On the weekend before the meeting, the agenda is available at the gate house and at the Surf Pines Web site. Soon after the meeting, the minutes are available on the Web:

[www.surfpines.org](http://www.surfpines.org)

### Budget Committee Members to Be Appointed

The Board of Directors is recruiting members for the Budget Committee. If you have experience with budgeting and an interest in preparing the budget for the association for the 2004-2005 fiscal year, then contact either Michael Wilkin, President, or Tom Wilcox, Treasurer, or another member of the board before the board meeting on April 19. (For telephone numbers, addresses, and e-mail addresses of the members of the board, see page 8.)

Members of the ad hoc Budget Committee will be appointed at the board meeting in April. Typically, the Budget Committee meets on two or three occasions during May and June to prepare a proposed budget that is based on the current needs of the association, historical trends, and requests from the standing committees.

### Nominees for Directors Invited

The terms of two members of the Board of Directors, Burr Allegaert and Michael Wilkin, expire this year. As president, Michael Wilkin will appoint a Nominating Committee in June to nominate members to fill the two positions on the board. If you have the time and the experience to contribute to the association by serving on the Board of Directors, then contact any member of the board to indicate an interest in being nominated. (For telephone numbers, addresses, and e-mail addresses of the members of the board, see page 8.)

Two members of the Board of Directors will be elected at the Annual Meeting on August 7, 2004, for three-year terms. Directors are responsible for the management, maintenance, and control of the assets of the association. The five directors serve as officers of the association: president, vice president, secretary, treasurer, and a director at large. They also chair most of the committees and assume responsibility for the newsletter. Significantly, they are assisted in their work by an administrator.





## Quick News (continued)

### Best Time to Contact Security

The best time for you to contact Lynn Meyrick, Security, about routine business is during office hours: Thursday through Monday from 9:00 to 11:00 a.m.

During office hours, Lynn and Pam Meyrick are available in person at the gate house and also by telephone at (503) 738-0637. (In case of an emergency, call Security at any time.)

### Mandatory Service on Your "Clicker"

If you use a "clicker"—a transmitter—to open the gates, then read on. Beginning on Memorial Day weekend and continuing through June, Security and members of the Security Committee will be servicing all transmitters. It will be necessary for you to bring your transmitter to either the south gate or the gate house for service.

During the Memorial Day weekend, volunteers will be at the south gate to make the service a quick stop for you. In just a couple of minutes, they will ensure that your transmitter will continue to operate the gates.

*After July 1, 2004, transmitters that have not been serviced will not operate the gates.*

### Path to Lake for Members

The Roads and Grounds Committee recently clarified the ownership of a path to the lake. The path, near 89853 Manion Drive, is owned by the association. Previously, the association granted Jeffrey and Cathy Leinassar an easement to use the path as part of their driveway.

The path is marked with a "To Lake" sign, similar to the "To Beach" signs that mark the paths to the beach. Members may use the path either to launch a boat or simply to walk to the lake, though they must respect the Leinassar's easement by not blocking the driveway.



### Corrections for Directory

The new yellow *Directory of Residents 2004-2005* that was distributed in January 2004 contains errors. Corrections are listed on the yellow sheet that was enclosed with this newsletter. Put the corrections on the yellow sheet in your copy of the yellow directory.

If your listing in the directory requires a correction, then contact Bill Barrons, Administrator. (For Bill's telephone number, address, and e-mail address, see page 8 of this newsletter.)

### Five-Digit Addresses

Remember that Bill Barrons, Administrator, suggests replacing the old 4-digit addresses (such as 2nnn) on homes and mailboxes with the new 5-digit addresses (such as 8nnnn). The old addresses can confuse visitors, drivers of delivery vehicles, and drivers of emergency vehicles.

### Annual Picnic Scheduled for 3<sup>rd</sup> of July

The Community Relations Committee has scheduled the Annual Picnic in the Park for Saturday, July 3, 2004. If you attended last year's successful 5<sup>th</sup> of July Picnic, then you are likely to want to mark your calendar for this year's 3<sup>rd</sup> of July Picnic.





## Revised Speeding Policy Approved for Surf Pines Roads

by Burr Allegaert

Do you know that, since last October, five deer have been killed and several others injured by vehicles on Surf Pines roads? Evidently, some vehicles were traveling too fast to stop for deer that suddenly appeared on the roads.

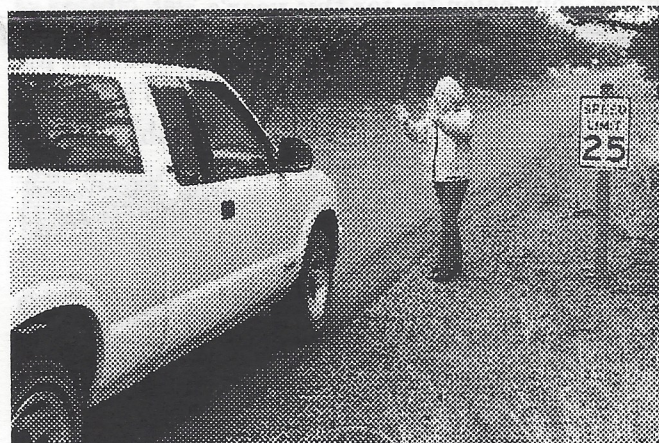
Late leaving for work in the morning, we try to make up time by speeding—driving faster than 25 miles per hour—on Manion or Ocean Drive.

Or late leaving for school in the morning, as either students of driving age or parents driving our children to school, we try to make up time by speeding on Manion or Ocean Drive.

Or thinking (incorrectly) that a posted speed of 25 miles per hour really means 30 or 35, we drive 35 or faster on Manion and Ocean Drive.

Observations over several years have led the members of the Security Committee to conclude that, for the most part:

*Speeding occurs during the morning race to work and school and the evening rush hour and the speeders are not visitors, contractors, or drivers of commercial or service vehicles, but residents.*



Walking on Ocean Drive, Marge Bloomfield slows a speeding vehicle.



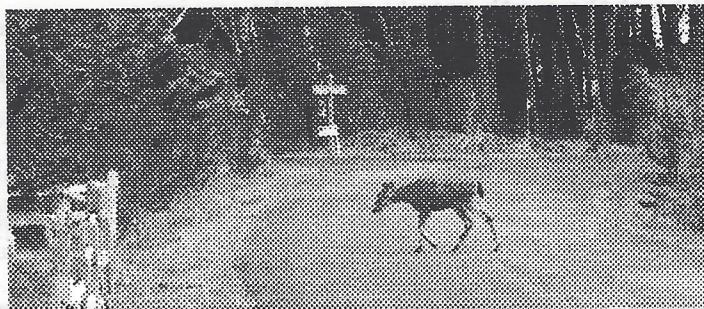
At the monthly meeting of the Board of Directors on January 19, 2004, the Security Committee recommended and the Board of Directors unanimously approved a revised "Vehicle Speed" policy to help curtail speeding on Surf Pines roads, especially on Manion and Ocean Drive. The revised policy is published on page 5.

This "Vehicle Speed" policy will be enforced intermittently by radar.

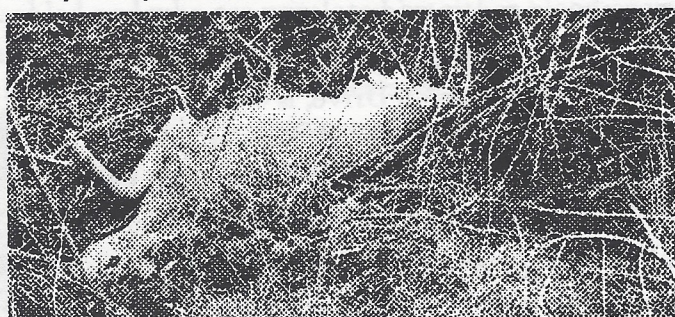
Your cooperation in driving either at or under the posted speed of 25 miles per hour will be much appreciated not only by the deer, but also by the runners, joggers, walkers, and children at play with whom you share Surf Pines roads.

When pedestrians and animals are present, you should drive more slowly than the posted speed.

Editors' note: Burr Allegaert, a director, chairs the Security Committee.



Can you stop in time to save this deer and your vehicle?



Last week, this deer was not saved from a speeding vehicle, which killed the deer, veered across the road, sheared off four big rhodias and a pine tree, and crashed into a parked vehicle in a driveway. Both vehicles were demolished.



## Surf Pines Association Policy: Vehicle Speed



With the exception of Surf Pines Lane east of the south gate, all roads administered by the association are private roads and are posted for a vehicle speed of 25 miles per hour. Persons operating motor vehicles on association roads whose vehicles are clocked by radar in excess of that speed are subject to an assessment. Observations of excessive speed by other than radar may result in letters requesting the alleged violators to observe the posted speed of 25 miles per hour.

In instances where a law-enforcement officer observes driving in a manner that constitutes the criminal offense of "recklessly endangering" the safety of others (such as pedestrians), an arrest may be made even though it occurs on our private roads.

Observations of speeding determined by radar measurement will be reported to the board at its next meeting. Then this process will ensue:

1. The Board of Directors will:

- a. Notify the alleged violator of its intent to levy an assessment for the infraction of this policy as provided by Section 8.1 (a) of the Bylaws.
- b. Provide an opportunity for the alleged violator to request a hearing to explain or justify the reasons for exceeding the posted speed limit.

2. Following the hearing, or if the violator does not request a hearing within 15 days of the notice of the intent to levy an assessment, the board may impose an assessment according to the schedule currently in use by the Oregon courts:

MPH in Excess of Posted Speed	\$ Amount of Assessment
1-10	94
11-20	141
21-30	237
More than 30	421

Upon imposition of an assessment, notice of the action will be published in the next issue of the *Breeze*.

3. Assessments levied against members will be collected in the same manner as dues and assessments as provided for in Section 9.6 of the Bylaws.

4. Assessments to visitors, contractors, and other service persons, if not paid within 30 days, may result in either action by the board to deny further access to association roads or other discipline as determined by the board.

## Welcome the New Surf Pines Residents



Welcome these new residents to Surf Pines:

**Robert & Kathleen Ball**, 89898 Manion Dr.

**Jim & Sue Castner**, 89661 Osprey Dr.

**Jason Kraushaer & Ashley Bue**, 89780 Manion Dr.

**Michael & Lindsay Minor**, 89808 Ocean Dr.

**William & Robin Rhodes**, 89901 Manion Dr.

**Dick Sorenson & Jill Austin**, 89515 Ocean Dr.

**Amanda Lee / Melissa Bjaranson**, 89529 Manion Dr.

**Mauro & Roxanne Granziero**, 89543 Lakeside Ct.

**Bob & Barbara McWhirter**, 89997 Surf Pines Landing

**Richard & Rosalie Ramsey**, 89050 Manion Dr.

**Larry Rockwell & Colleen Perdue**, 90130 Manion Dr.

**Dan & Kay Wick**, 89088 Ocean Dr.

If you are a new resident (since January 1, 2004), but your name is not on this list, then contact Bill Barrons, Administrator. (For Bill's telephone number, address, and e-mail address, see page 8.)



## Opening the Gates for Visitors via Your Telephone

by Bill Barrons



A directory of residents is located at both the north and south gates. It permits visitors to whom you have not provided the current monthly "Visitor Gate Code" to call you at home when they arrive at a gate. You can open the gate for them by pressing 9 on your telephone.

For this procedure to work, however, your name and number must be listed in the directory at the gates. A recent check revealed that many residents are not listed there. If you want to be able to use this procedure of opening the gates for your visitors and you are not sure if your name and number are listed, see the green sheet that was enclosed with this newsletter. If you find your name on the green sheet and want to be listed in the directory at the gates, return the completed form with your dues or follow the instructions on the sheet.

Here is a quick refresher on the procedure for opening the gates for visitors via your telephone:

1. Your visitors drive up to a gate, stop at the Sentex unit where the key pad is located, and follow instructions on the screen to find your name, which is followed by a special number (*not* your telephone number).
2. Your visitors enter the number on the key pad, thereby connecting them through the Sentex telephone to your telephone. (The procedure does not work if your visitors call on a cell phone.)
3. You answer your telephone and, identifying the visitors as persons whom you either want or do not want to admit to the neighborhood, you either press 9 on your telephone to open the gate and admit them or hang up to leave the gate closed and deny them admission.

Note that the telephone call is short. After you answer the call, you have only 90 seconds in which to press 9 before the connection is broken and the visitors have to start over at step 2.

Editors' note: Bill Barrons is the administrator for the Board of Directors

## New Adult Foster Care Home in Neighborhood

by Roger Masse



An adult foster care home has opened in Surf Pines. Adult foster care homes provide care and services to adults who are elderly (over 65) or physically disabled and who are unrelated by either blood or marriage. Under Oregon Revised Statutes, such homes can be located in any residential zone and can be licensed for up to five residents. In ORS 197.663, the Legislative Assembly declares that "disabled persons and elderly persons are entitled to live as normally as possible within communities and should not be excluded from communities because their age or disability requires them to live in groups."

Our adult foster care home, which is located at 89529 Manion Drive, is licensed by the Oregon Department of Human Services, Seniors, and People with Disabilities. Amanda Lee, a licensed Resident Manager, provides care to the residents 24 hours a day, 7 days a week. Current residents include Della Schlecht (91 years young), Wayne McDonald (86), and Donna Wallace (78). The residents enjoy living near the ocean in the pines, walking, and swimming at the Astoria pool. Della and Donna especially enjoy their thrice weekly swims.

Welcome them to our neighborhood.



## Inquiring Minds Want to Know



Readers had answers for these questions from last quarter:

- When buyers are willing to pay premium prices for treed lots because mature trees add value, why do developers remove so many trees from the lots?
- Who owns the shaggy red chow that roams the roads of Surf Pines?

### Q: Why Do Developers Remove So Many Trees?

**A:** Enjoying the *Breeze*, I liked the questions under "Inquiring Minds." My husband and I also have been wondering why developers destroy the look of so many once beautiful lots, especially on north Ocean Drive, by destroying the pines. Surf Pines has so many rules, but none about maintaining lots to reflect the name Surf Pines.

My thanks to the resident who asked this question.

**Jeanne Henderson**

**A:** There are many reasons why developers and property owners remove trees. Some remove only enough trees to fit a new home on the property. But others remove most of the trees for a variety of reasons. Trees might pose a danger of being blown over onto the house. They might block sunlight. They might block ocean or lake views. Or they might be at the end of their lifespan.

There also are many reasons why developers and property owners do not remove trees. Trees might provide privacy. They might function as major features of the landscaping. And either the developers or the owners simply might love trees. Most do not remove all of the trees, only the trees that have to be removed to make improvements on the property.

We all probably could agree that trees are important to the natural beauty of the Surf Pines neighborhood.

**Cary Johnson**



### Q: Who Owns the Shaggy Red Chow?

**A:** After reading the newsletter, I have an answer to the question about who owns the shaggy red chow that roams the roads of Surf Pines.

We *all* own him. He adopted us.

This poor dog has been a stray for years. In the past, I was guilty of trying to rid our community of him. However, if you look in his eyes, you will see only a sweet, harmless dog that lacks love.

We allow deer, elk, raccoons, and skunks to roam our community, wreaking havoc on gardens and flower beds, free food for all. We tolerate our neighbors' incessantly barking dogs. Yet some of us object to a harmless stray, a quiet dog that seeks only a free meal like the rest of the wildlife.

I would adopt him if he would let me. But he will not let me adopt him, perhaps because he has been sadly abused. Where, I wonder, does our sense of honor begin and end.

**Wendy Gilmore**



## Letters



### A Special Thank You from Security

We would like to thank all of you who have helped us feel welcome and part of the Surf Pines community for almost three years.

In addition, we would like to offer a special thanks to all of you whose concern and kindness helped us through the heart attack and short hospital stay at the end of February. After the angioplasty and stent implantation, we are doing much better every day. All is well because of your actions, thoughts, and prayers.

Thank you.

Lynn and Pam Meyrick, Security

### Join Your Neighbors in a Dune-Management Project

A group of your neighbors is organizing a dune-management project. You are invited to join us.

The purpose of the project is to manage the dunes to improve ocean views.

Ocean views provide one of the many pleasures of life in Surf Pines. Additionally, improving ocean views will increase property values in Surf Pines. And the increase will apply not only to ocean-front property. If the value of ocean-front property increases, then the value of property throughout Surf Pines increases.

For information on the project, contact Norma Kever at either gnkeever@msn.com or 738-5069.

Norma Kever

## Surf Pines Association Board of Directors

President	Michael Wilkin	89961 Manion Dr.	861-0701	wilkin@ccalmr.ogi.edu
Vice President	Burr Allegaert	89332 Manion Dr.	738-7717	burr@theoregonshore.com
Secretary	Patrick Kelley	33251 Pine Ridge Ct.	717-8460	roger_masse@sprynet.com
Treasurer	Tom Wilcox	89750 Sea Breeze Dr.	738-3515	wilcoxtd@seasurf.net
Director	Don Kruger	90128 Manion Dr.	861-3815	dlkruger@seasurf.net
Administrator	Bill Barrons	1 Third St. No. 202 Astoria, OR 97103	338-8175	bbarrons@oregonvos.net
<b>COMMITTEES</b>				
Community Relations	Bonny Groshong	89012 Ocean Dr.	738-4091	bgroshong@mindspring.com
	Norma Kever	89026 Ocean Dr.	738-5069	gnkeever@msn.com
Road & Grounds	Don Kruger	90128 Manion Dr.	861-3815	dlkruger@seassurf.net
Security House	Don Kruger	90128 Manion Dr.	861-3815	dlkruger@seassurf.net
Park	Ken Weber	89783 Sea Breeze Dr.	738-5986	kweber7675@aol.com
Security	Burr Allegaert	89332 Manion Dr.	738-7717	burr@theoregonshore.com